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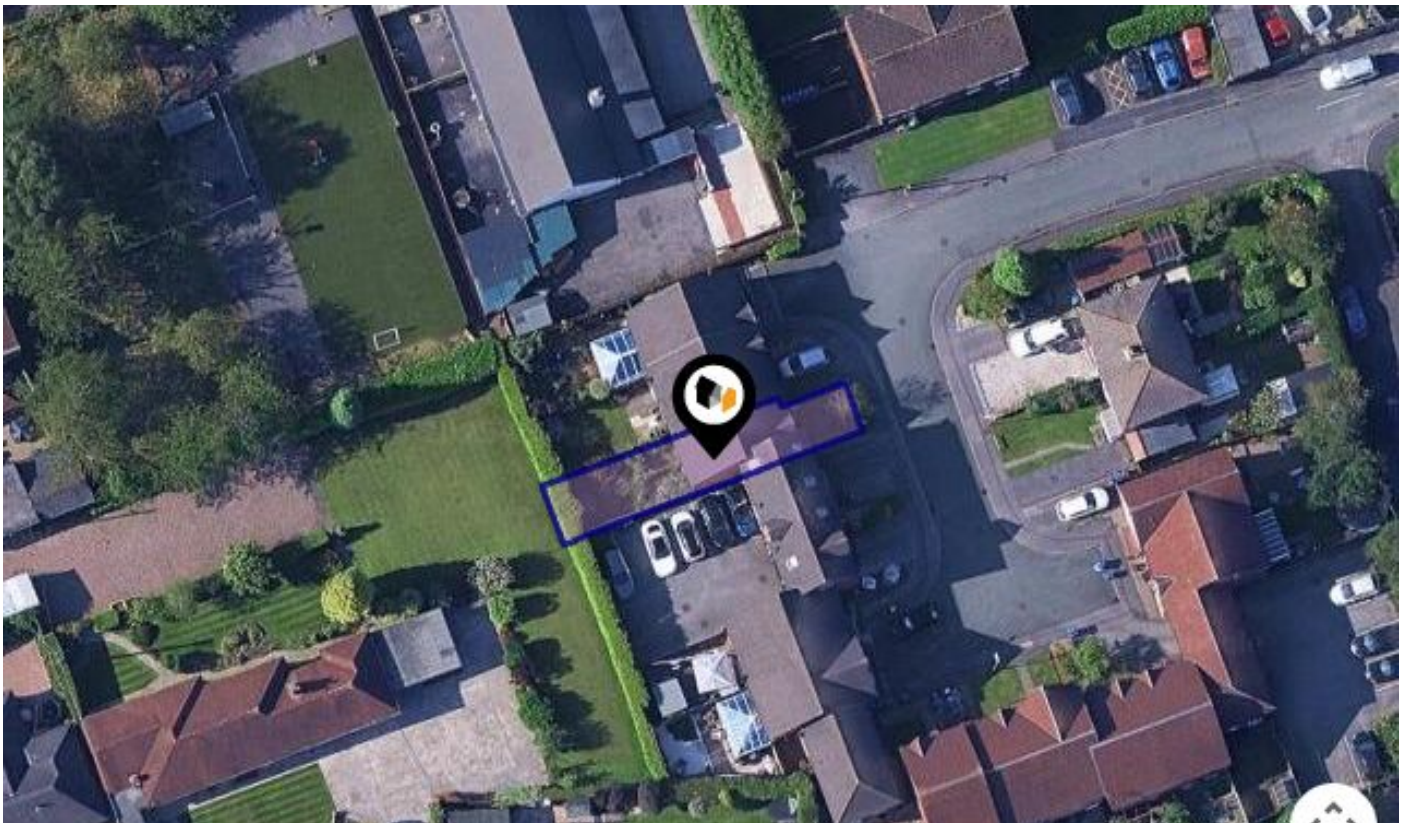
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 27th August 2025



31, PRINCESS STREET, TALKE PITS, STOKE-ON-TRENT, ST7 1QN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

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Property
Overview

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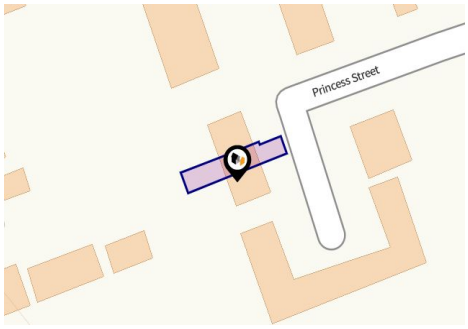

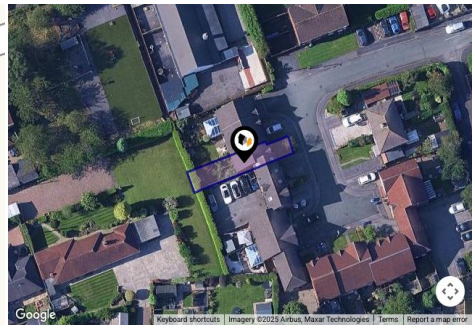

Property

Type:	Terraced	**Last Sold Date:**	25/01/2008
Bedrooms:	3	**Last Sold Price:**	£130,950
Floor Area:	818 ft^2 / 76 m^2	**Last Sold £/ft^2:**	£160
Plot Area:	0.03 acres	**Tenure:**	Leasehold
Year Built :	2008	**Lease Term:**	From and including 1 January 2006 for 999 years
Council Tax :	Band B		
Annual Estimate:	£1,746	**Term Remaining:**	-
Title Number:	SF538523		
UPRN:	10002239693		

Local Area

Local Authority: Staffordshire
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

20 mb/s	76 mb/s	2000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Property
Multiple Title Plans

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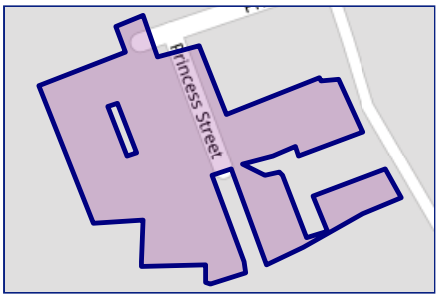
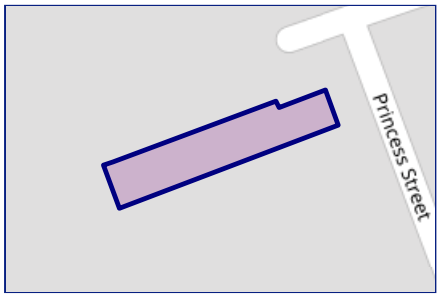
Freehold Title Plan



SF507770

Leasehold Title Plan



SF538523

Start Date:	-
End Date:	-
Lease Term:	From and including 1 January 2006 for 999 years
Term Remaining:	-

Property
EPC - Certificate

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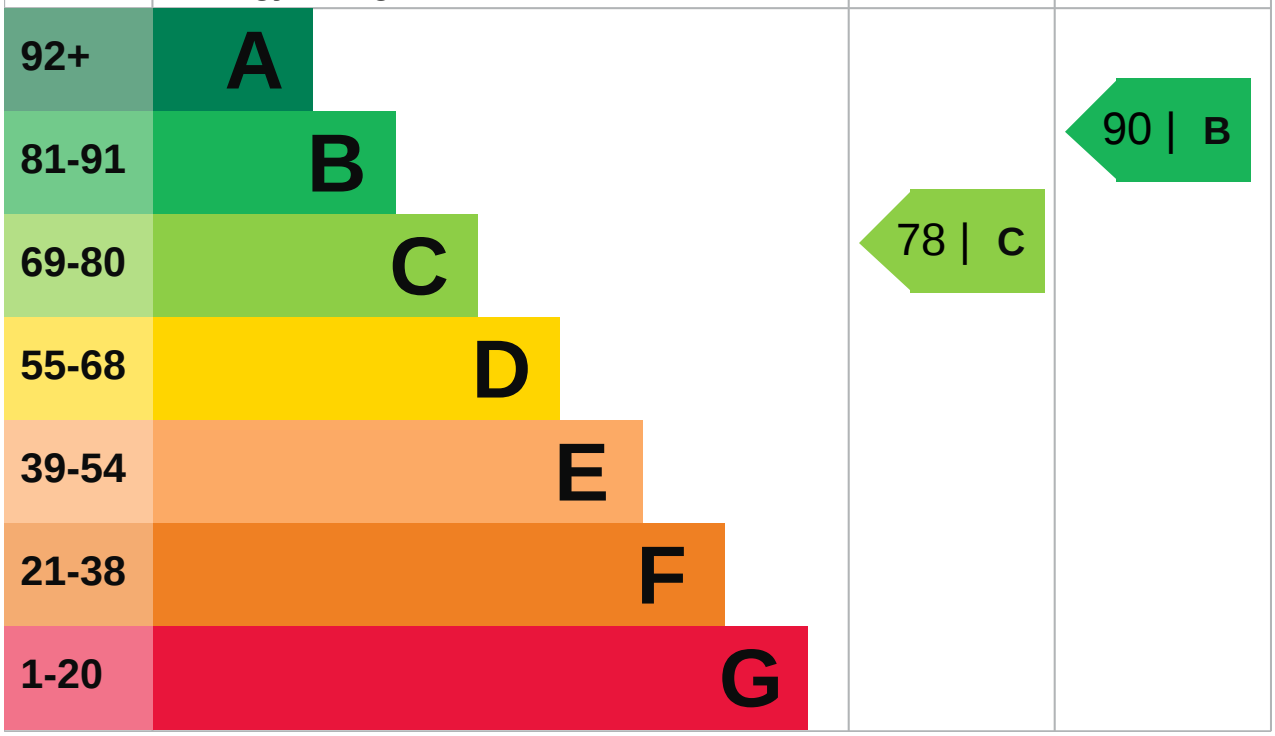
31, Princess Street, Talke Pits, ST7 1QN

Energy rating

C

Valid until 11.06.2028



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	76 m^2

Maps
Coal Mining

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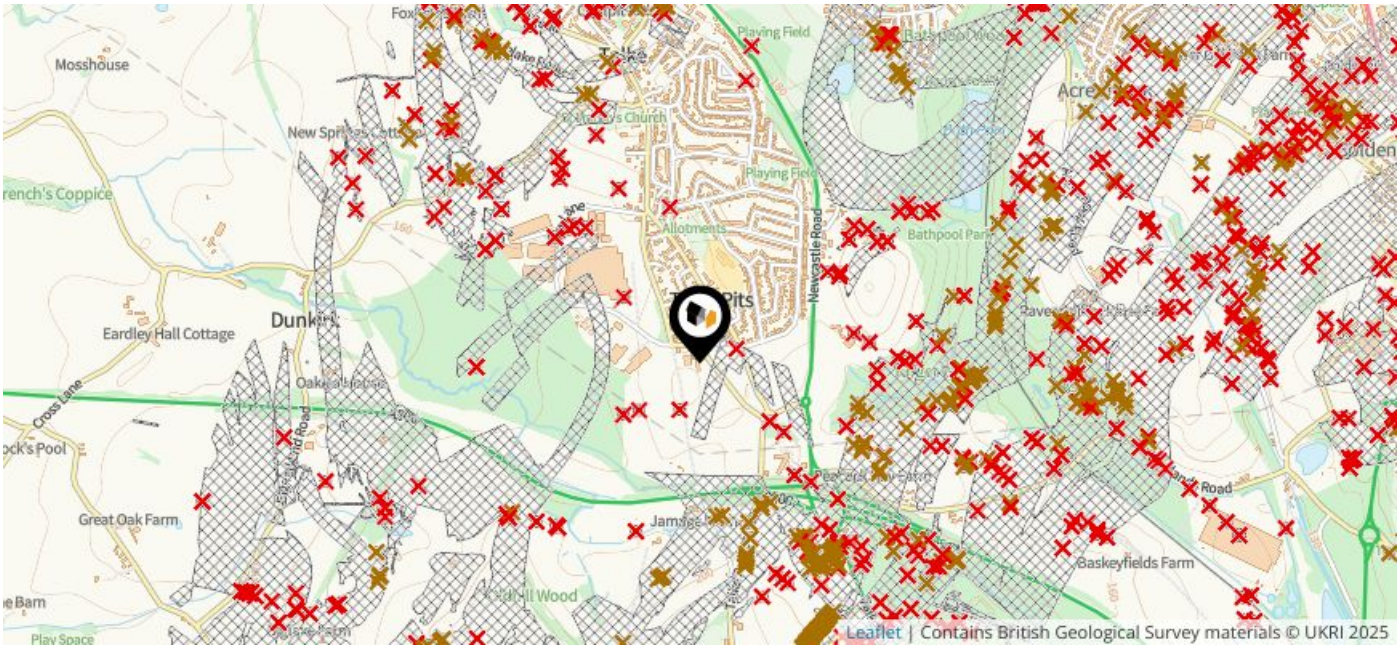
This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

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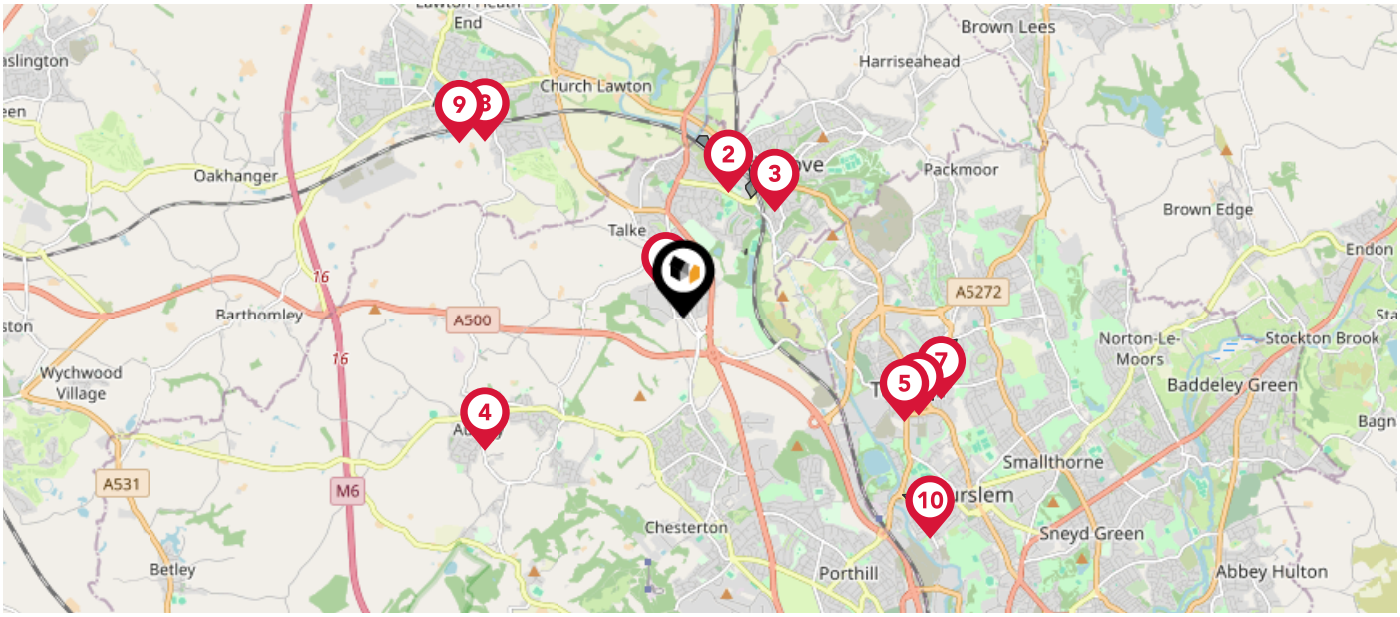
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Talke
2	Trent and Mersey Canal, Hardings Wood
3	Kidsgrove
4	Audley
5	Tower Square
6	Park Terrace
7	Victoria Park
8	Alsager Conservation Area
9	Alsager Conservation Area
10	Newcastle Street

Maps
Council Wards

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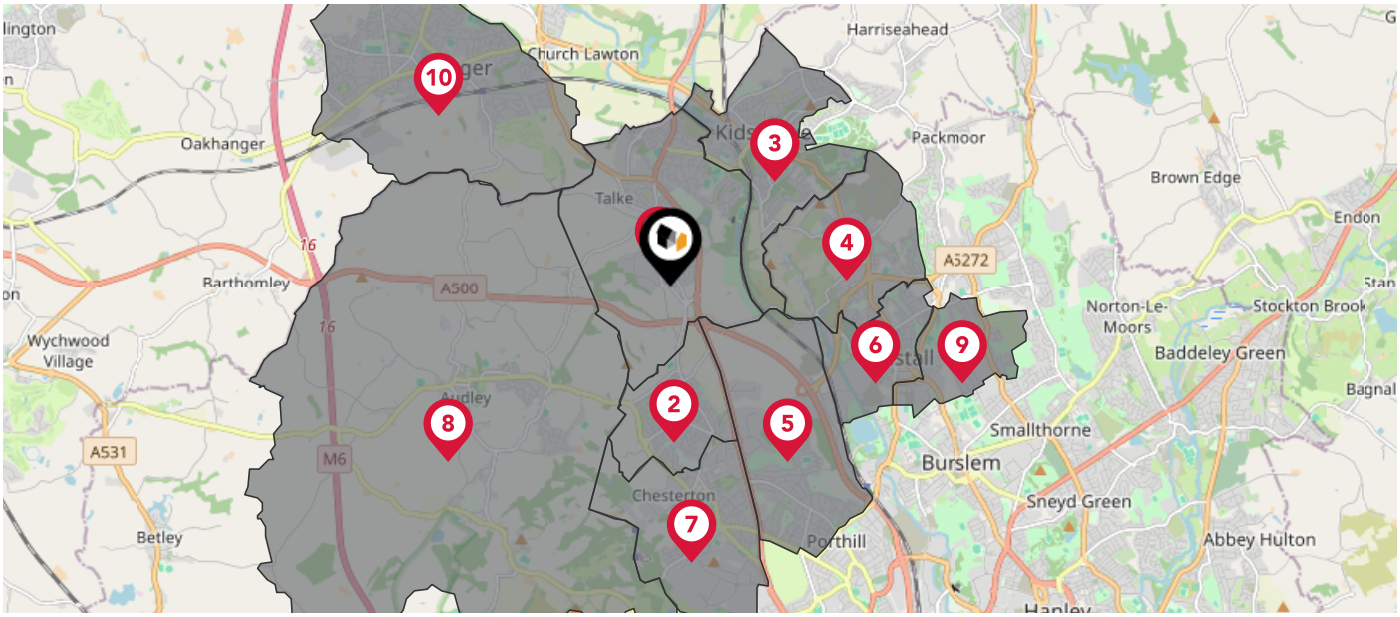
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

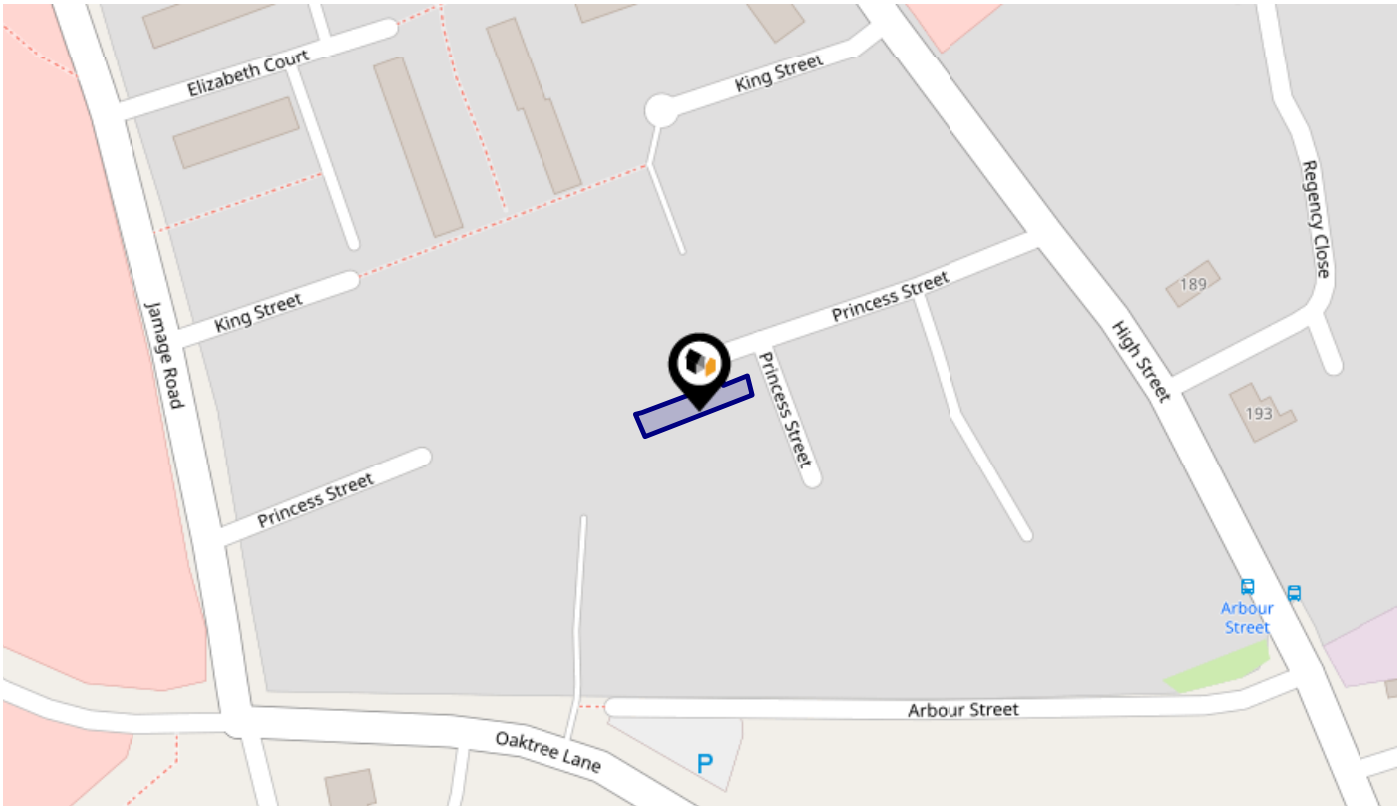


Nearby Council Wards

1	Talke & Butt Lane Ward
2	Crackley & Red Street Ward
3	Kidsgrove & Ravenscliffe Ward
4	Goldenhill and Sandyford Ward
5	Bradwell Ward
6	Tunstall Ward
7	Holditch & Chesterton Ward
8	Audley Ward
9	Little Chell and Stanfield Ward
10	Alsager Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

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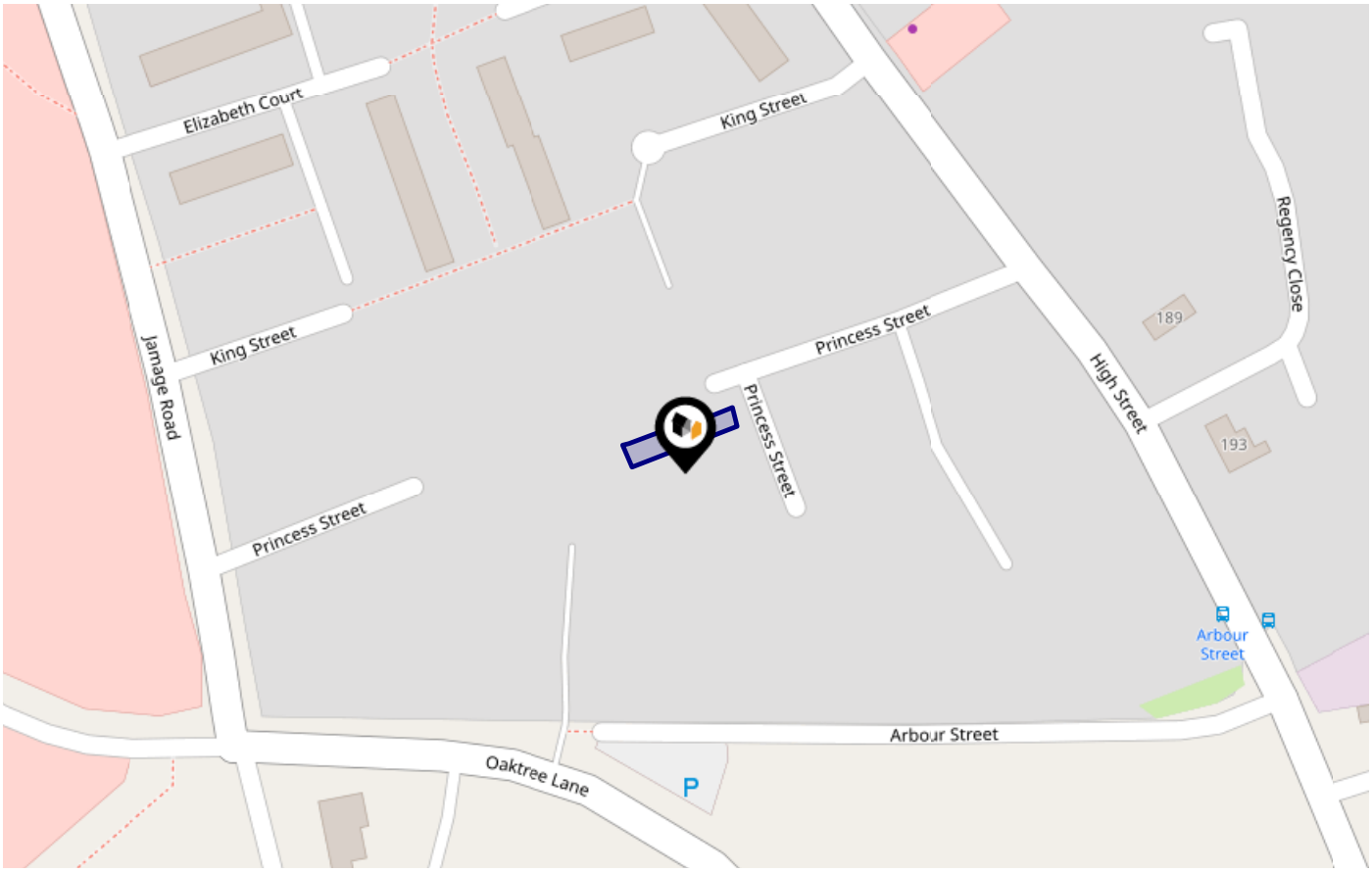
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

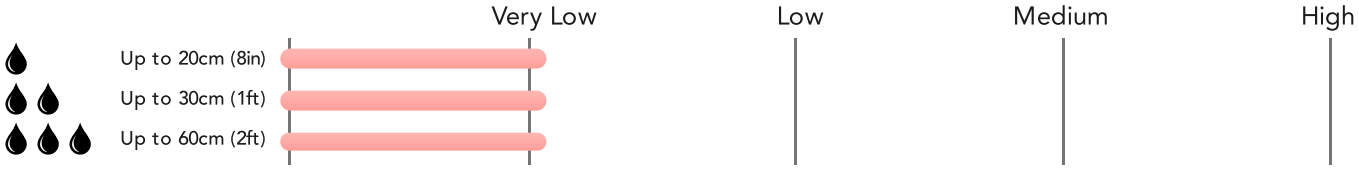


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

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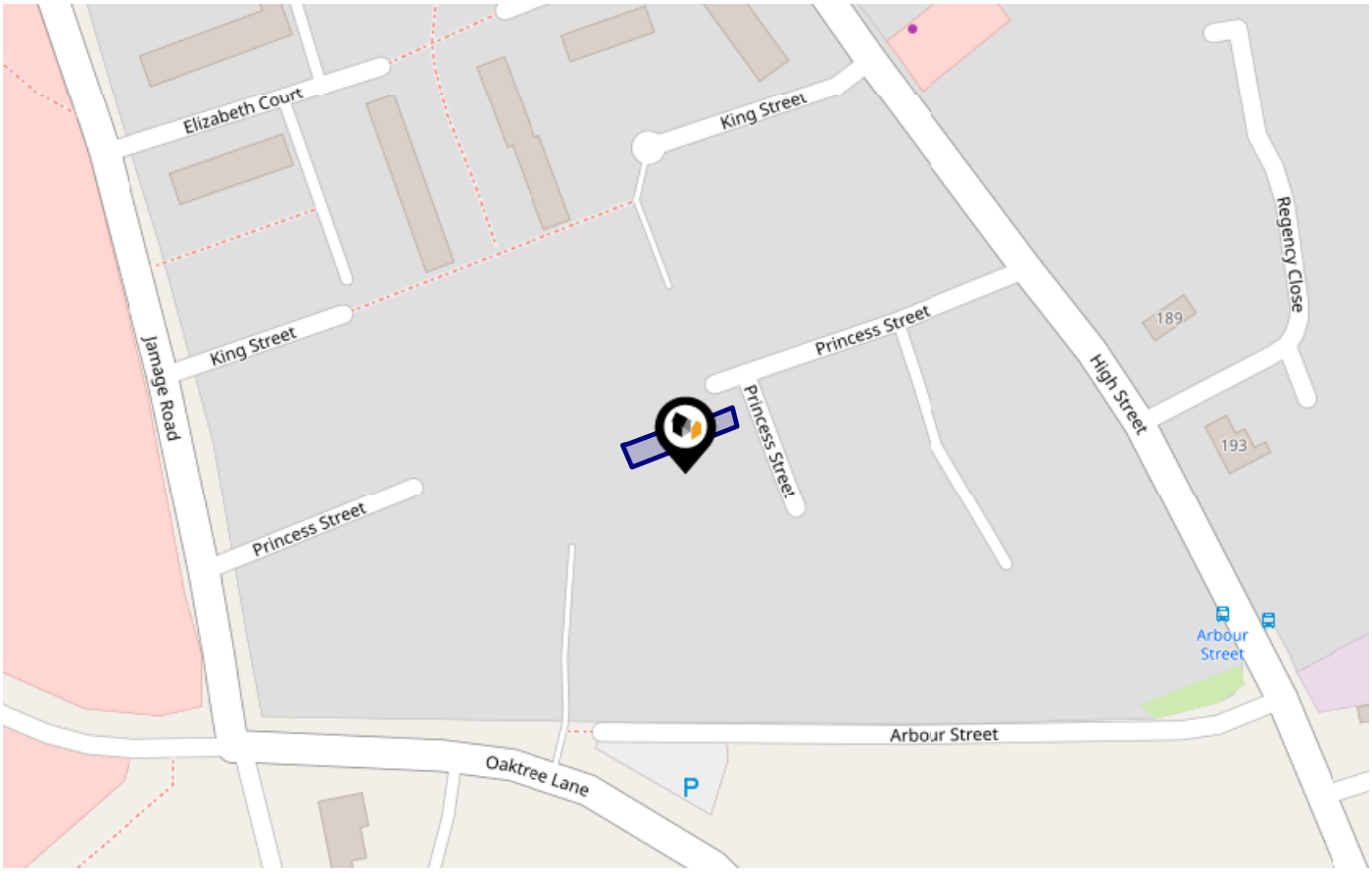
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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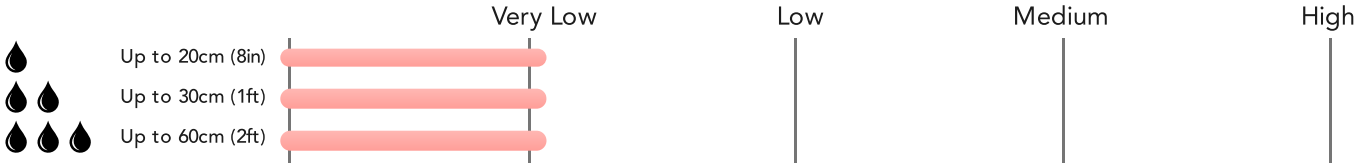

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Flood Risk
Surface Water - Flood Risk

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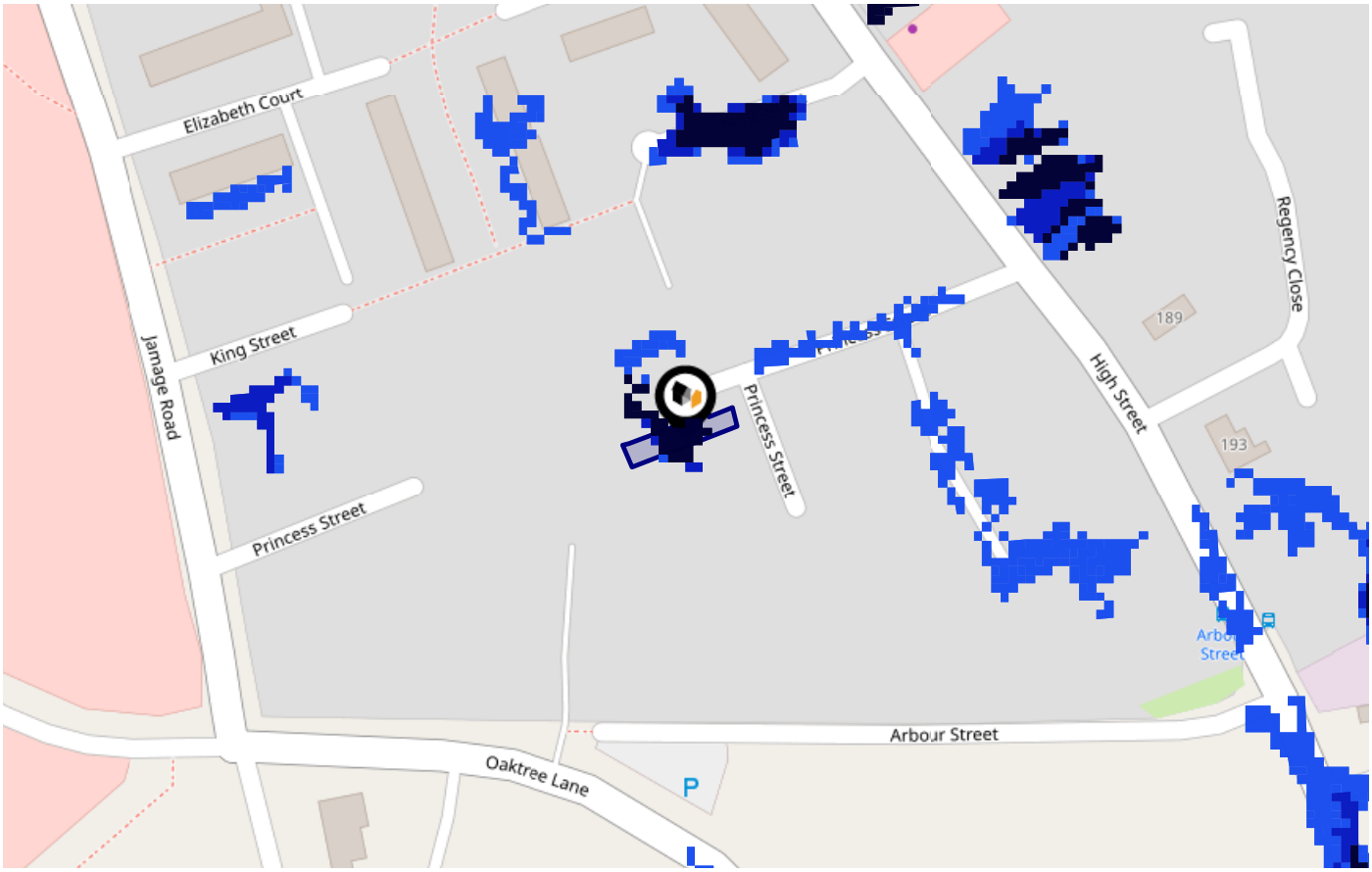
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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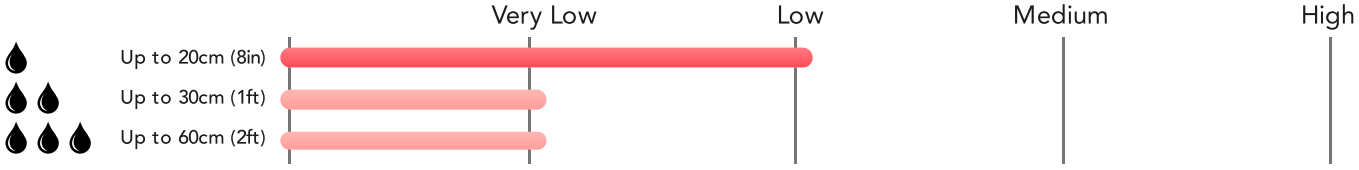

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Flood Risk
Surface Water - Climate Change

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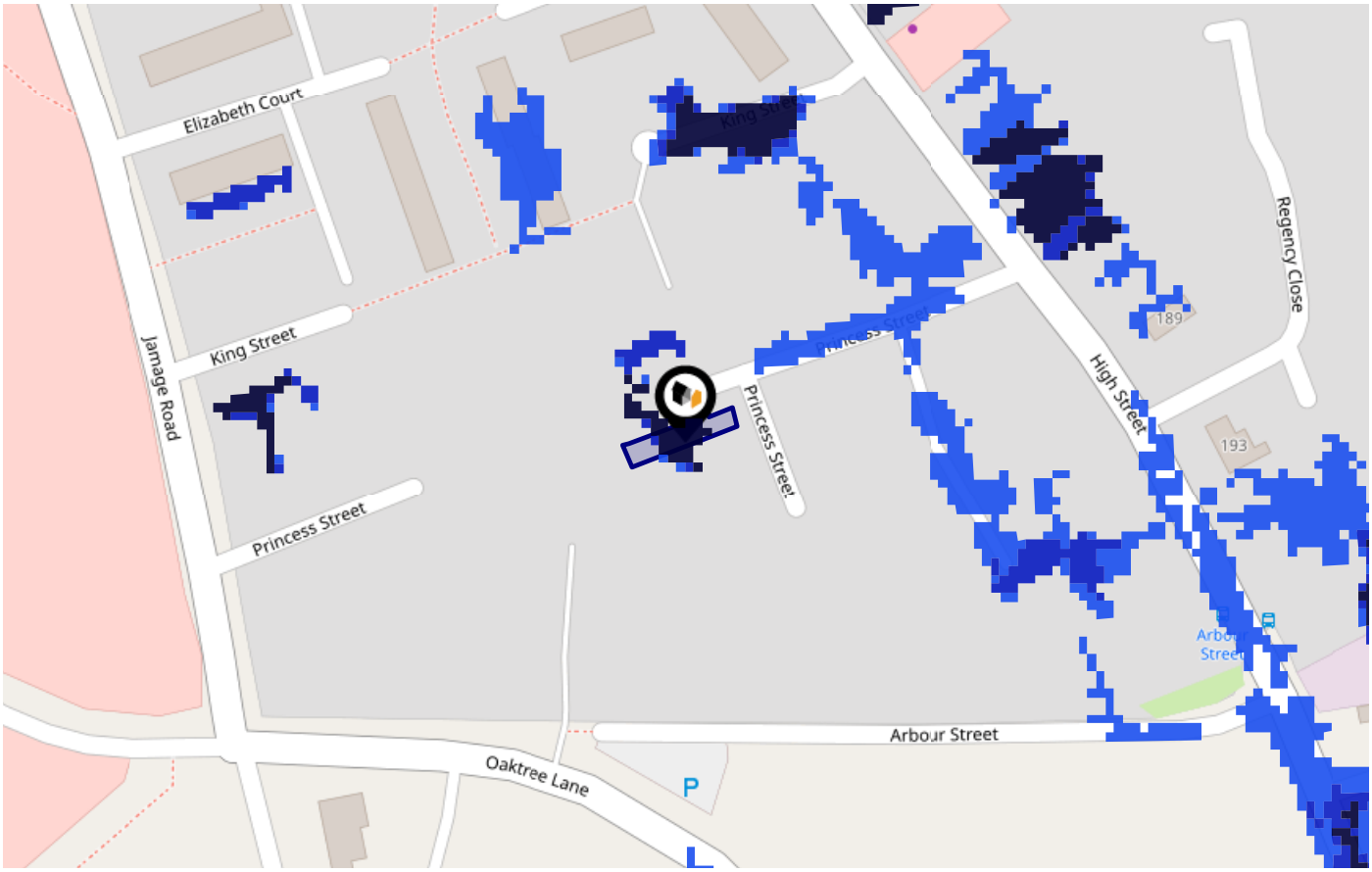
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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Chance of flooding to the following depths at this property:

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Maps
Green Belt

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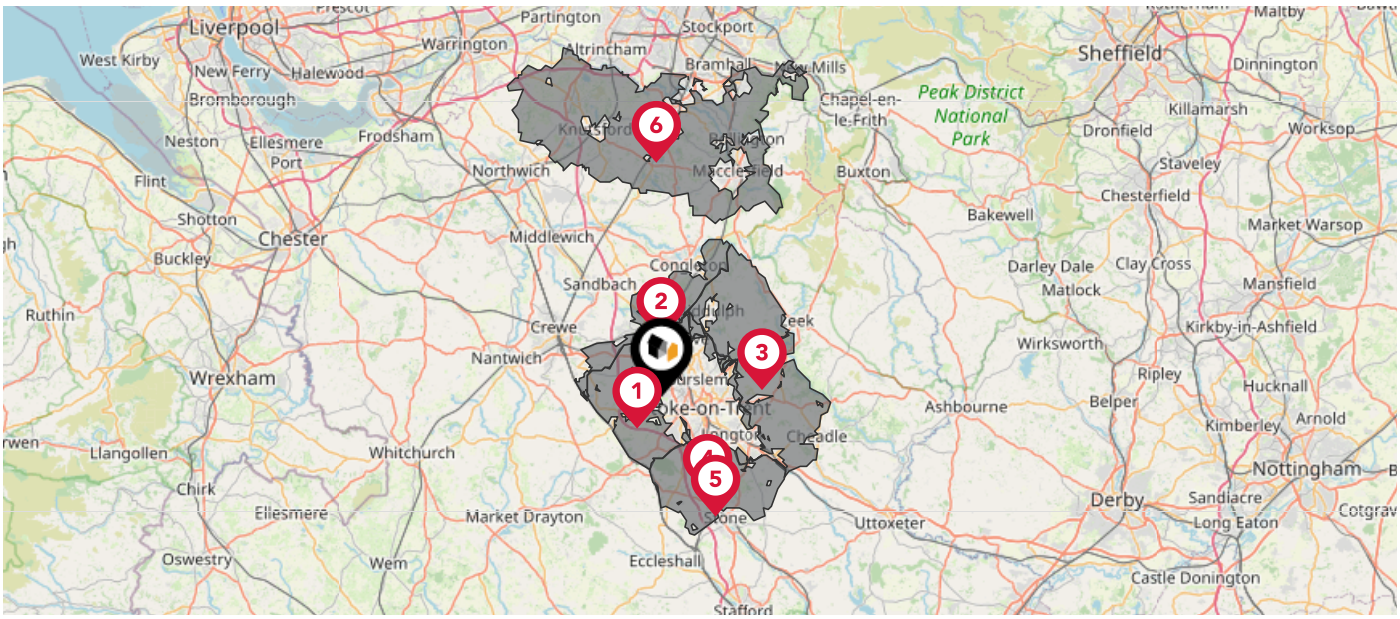
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
2	Stoke-on-Trent Green Belt - Cheshire East
3	Stoke-on-Trent Green Belt - Staffordshire Moorlands
4	Stoke-on-Trent Green Belt - Stoke-on-Trent
5	Stoke-on-Trent Green Belt - Stafford
6	Merseyside and Greater Manchester Green Belt - Cheshire East

Maps
Landfill Sites

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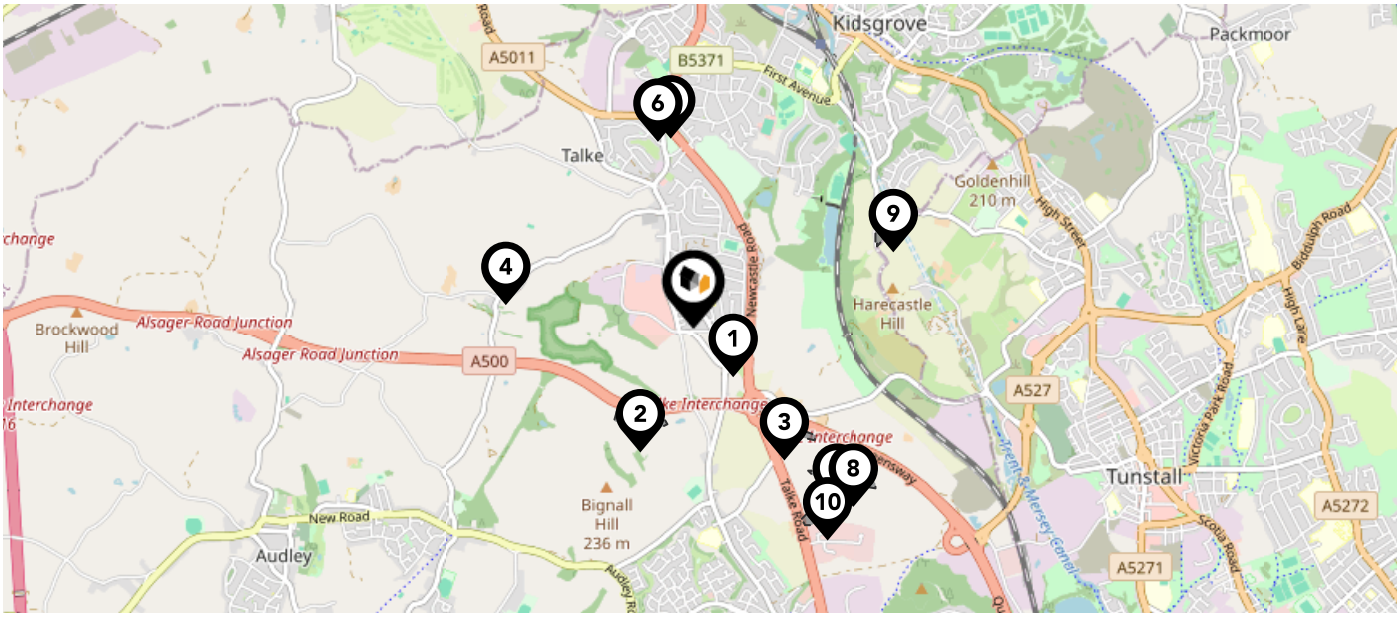
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Talke Road Landfill-Talke Road, Talke Pits, Newcastle Under Lyme, Staffordshire	Historic Landfill
2	Derelict Mine Workings-Jamage Farm, Jamage Road, Crackley, Newcastle Under Lyme, Staffordshire	Historic Landfill
3	Grahams Tip/Grahams Coaches-Talke Road, High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill
4	Old Railway Line-Audley Road, Dunkirk, Staffordshire	Historic Landfill
5	Cherry Hill-2 High Carr Farm, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill
6	Rear of Oasis Public House Westside-Congleton Road, Talke Westside, Newcastle Under Lyme, Staffordshire	Historic Landfill
7	Rear Of Petrol Station Eastside-Congleton Road, Talke Eastside, Newcastle Under Lyme, Staffordshire	Historic Landfill
8	Road Opposite High Carr Farm-Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill
9	Lowlands Colliery Limited-Acres Nook Road, Acres Nook, Newcastle Under Lyme, Staffordshire	Historic Landfill
10	High Carr Farm-Talke Road (A34), High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill

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Maps
Listed Buildings

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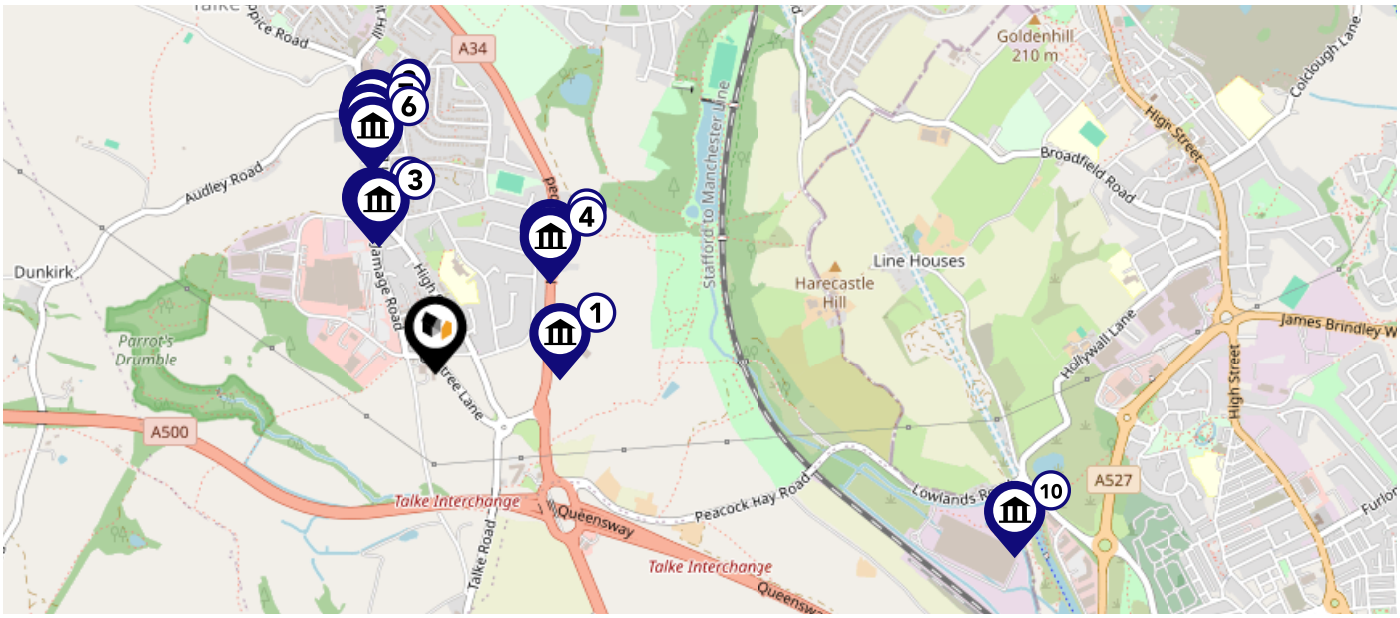
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1374407 - Harecastle Farmhouse	Grade II	0.3 miles
2 1038592 - Crown Bank Cottage	Grade II	0.3 miles
3 1294768 - Crown Bank House	Grade II	0.3 miles
4 1038552 - Former Lodge Immediately South Of Jasmine Lodge	Grade II	0.3 miles
5 1038553 - Jasmine Lodge	Grade II	0.4 miles
6 1294731 - Agricultural Building Immediately South Of Church Farmhouse	Grade II	0.5 miles
7 1374385 - Church Of St Martin	Grade II	0.5 miles
8 1038557 - Cross Approximately 5 Yards West Of No. 51 (cross House)	Grade II	0.5 miles
9 1038556 - Cross House	Grade II	0.5 miles
10 1297945 - Trent And Mersey Canal Milepost Outside Harecastle Tunnel Portals	Grade II	1.4 miles

Area
Schools

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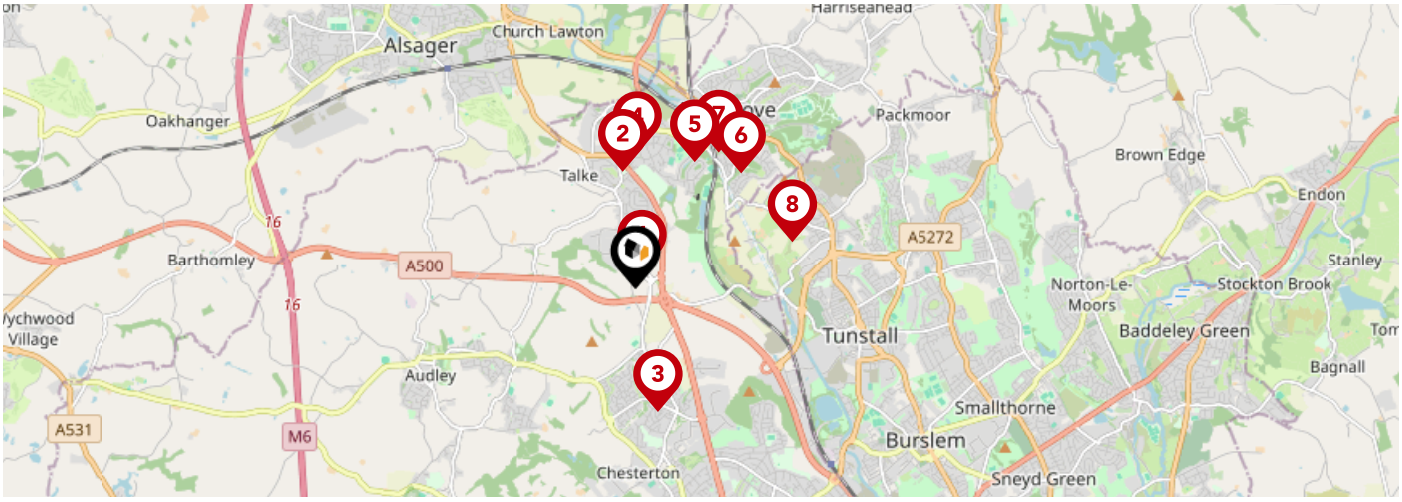

		Nursery	Primary	Secondary	College	Private
1	**Springhead Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:0.16	☐	☑	☐	☐	☐
2	**St Saviour's CofE Academy** Ofsted Rating: Good | Pupils: 187 | Distance:1.06	☐	☑	☐	☐	☐
3	**St Chad's CofE (C) Primary School** Ofsted Rating: Good | Pupils: 270 | Distance:1.12	☐	☑	☐	☐	☐
4	**The Reginald Mitchell Primary School** Ofsted Rating: Good | Pupils: 192 | Distance:1.2	☐	☑	☐	☐	☐
5	**The King's CofE Academy** Ofsted Rating: Good | Pupils: 765 | Distance:1.24	☐	☐	☑	☐	☐
6	**St Thomas' CofE Primary Academy** Ofsted Rating: Good | Pupils: 172 | Distance:1.4	☐	☑	☐	☐	☐
7	**St John the Evangelist Catholic Primary** Ofsted Rating: Good | Pupils: 199 | Distance:1.43	☐	☑	☐	☐	☐
8	**Goldenhill Primary Academy** Ofsted Rating: Good | Pupils: 229 | Distance:1.46	☐	☑	☐	☐	☐

Area
Schools

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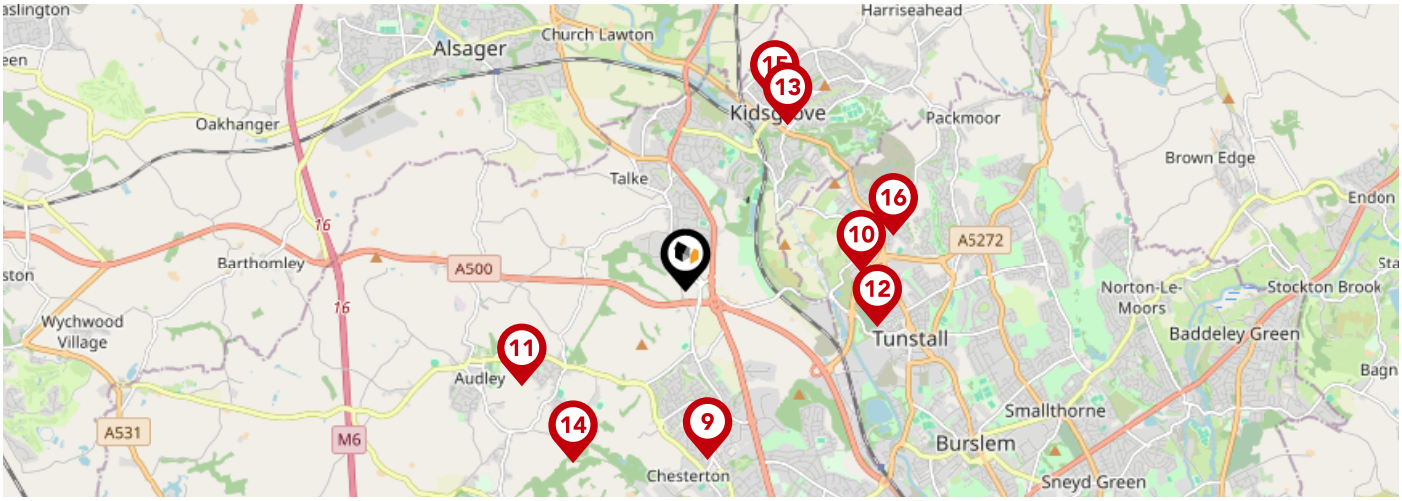

		Nursery	Primary	Secondary	College	Private
9	**Crackley Bank Primary School** Ofsted Rating: Good | Pupils: 190 | Distance:1.5	☐	☑	☐	☐	☐
10	**Star Academy, Sandyford** Ofsted Rating: Good | Pupils: 182 | Distance:1.59	☐	☑	☐	☐	☐
11	**Ravensmead Primary School** Ofsted Rating: Good | Pupils: 333 | Distance:1.68	☐	☑	☐	☐	☐
12	**Summerbank Primary Academy** Ofsted Rating: Good | Pupils: 443 | Distance:1.75	☐	☑	☐	☐	☐
13	**Dove Bank Primary School** Ofsted Rating: Good | Pupils: 173 | Distance:1.75	☐	☑	☐	☐	☐
14	**Wood Lane Primary School** Ofsted Rating: Requires improvement | Pupils: 86 | Distance:1.81	☐	☑	☐	☐	☐
15	**Bluebell School Ltd** Ofsted Rating: Outstanding | Pupils: 116 | Distance:1.87	☐	☐	☑	☐	☐
16	**St Joseph's Catholic Academy, Goldenhill** Ofsted Rating: Good | Pupils: 241 | Distance:1.94	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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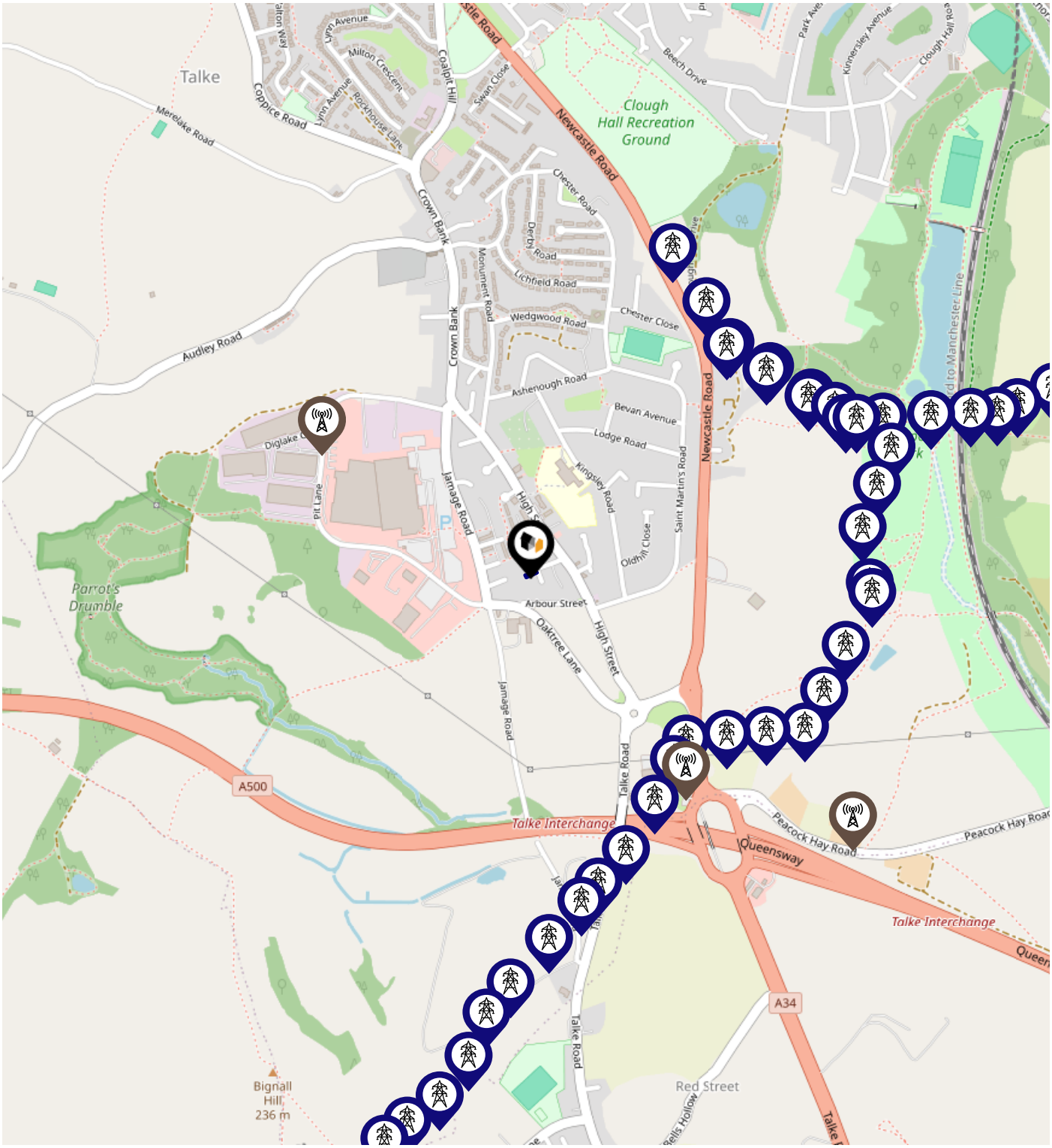

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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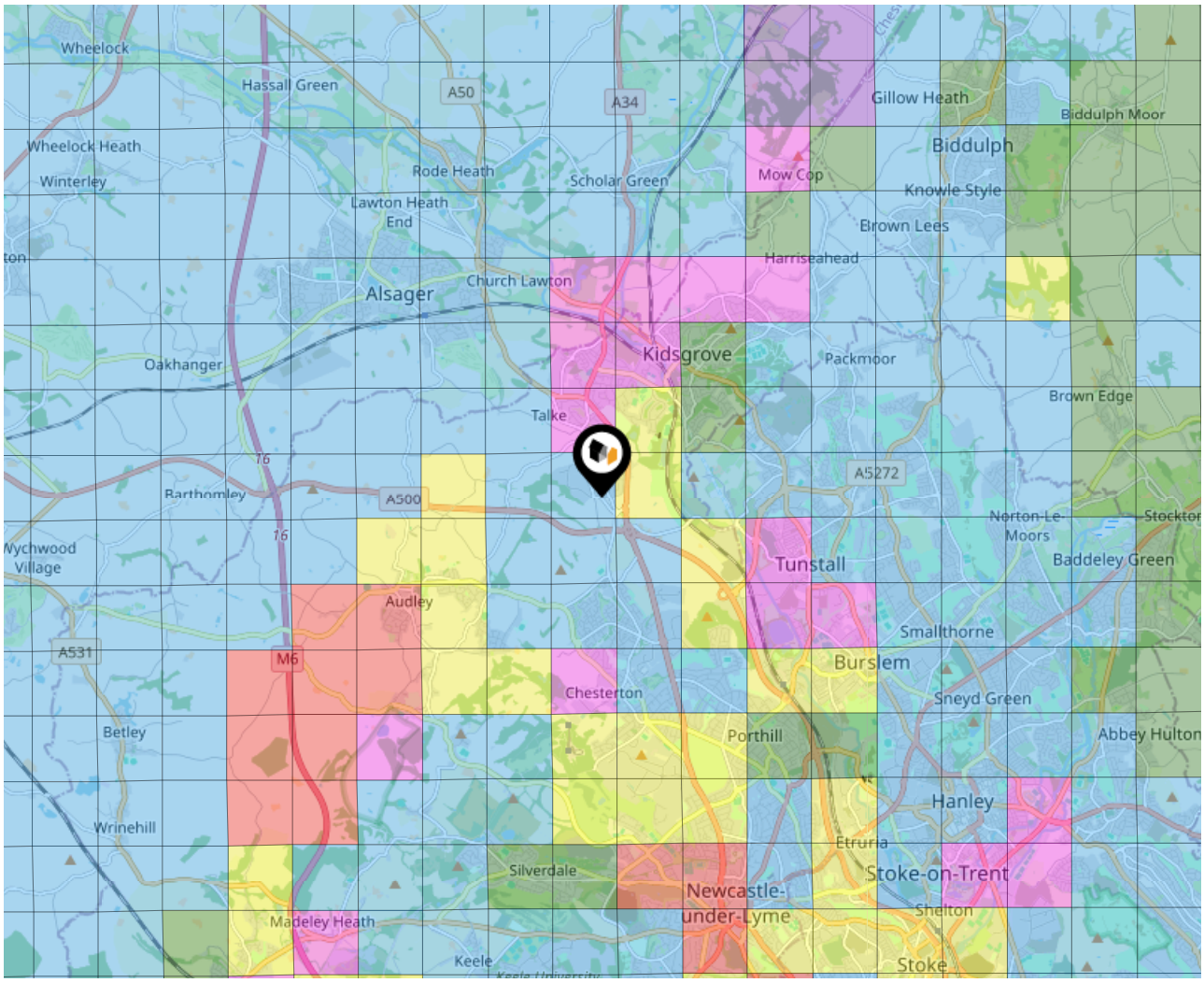
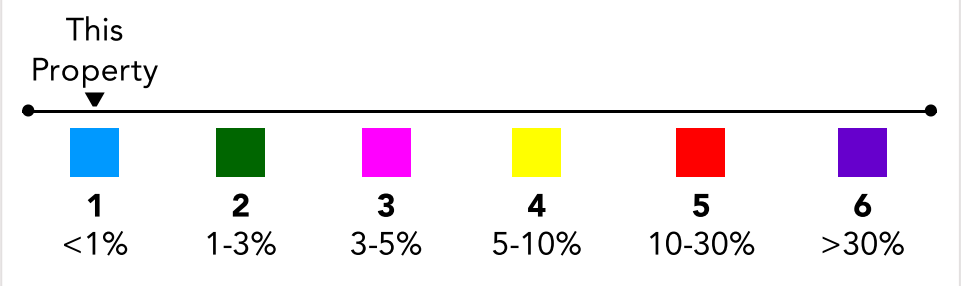
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise

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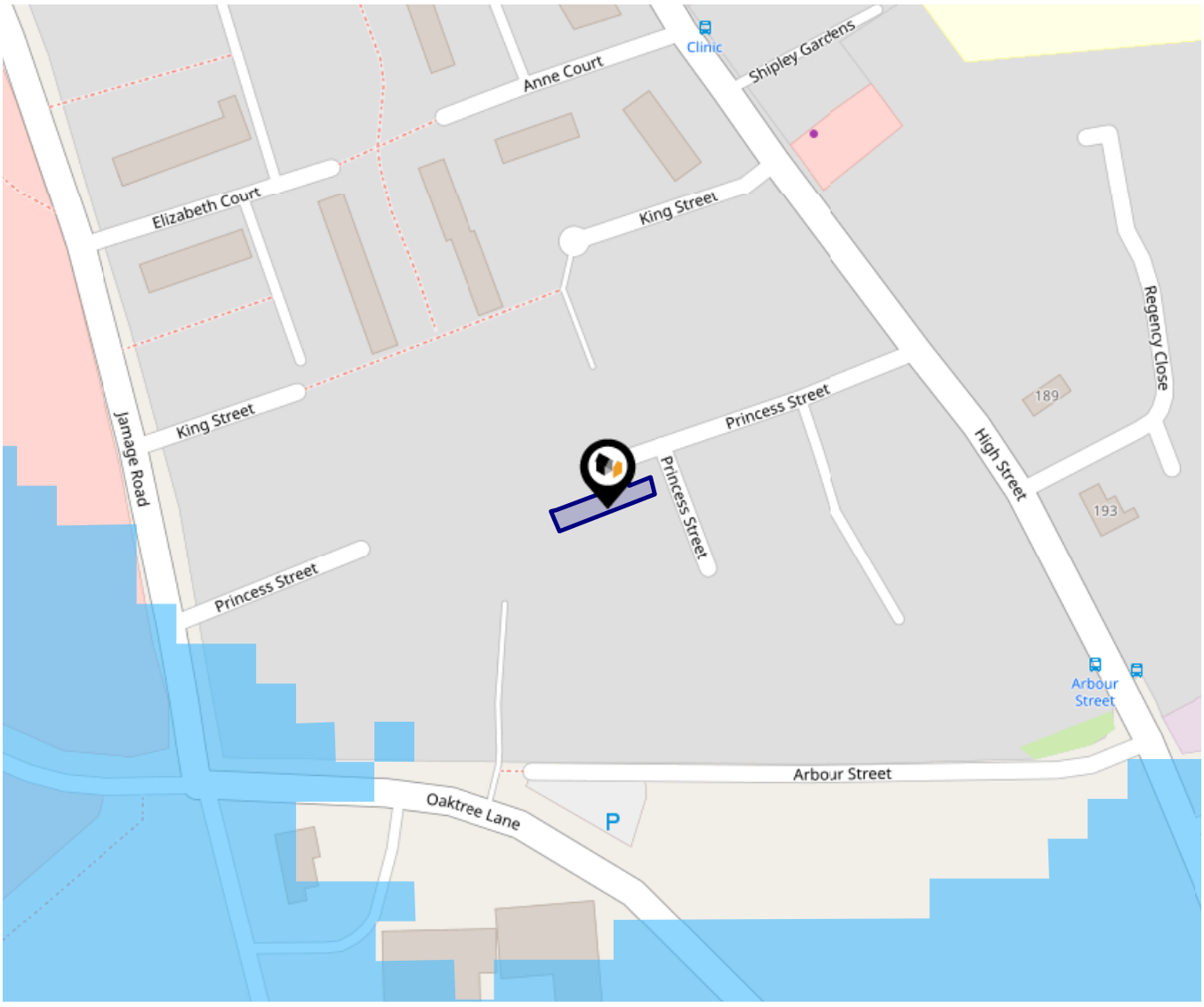

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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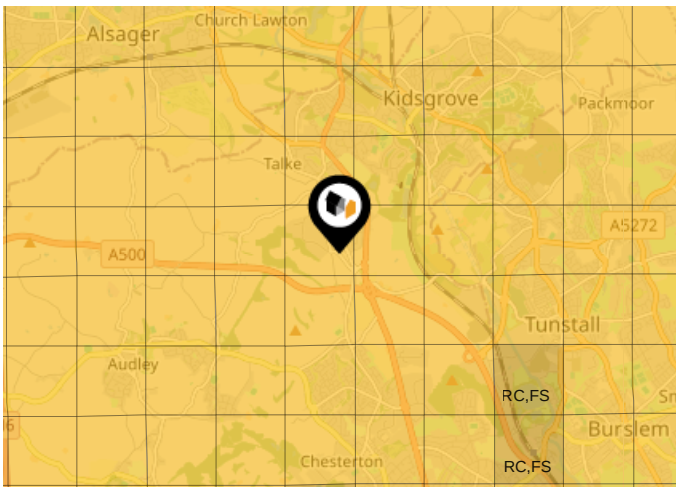
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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Area

Transport (National)

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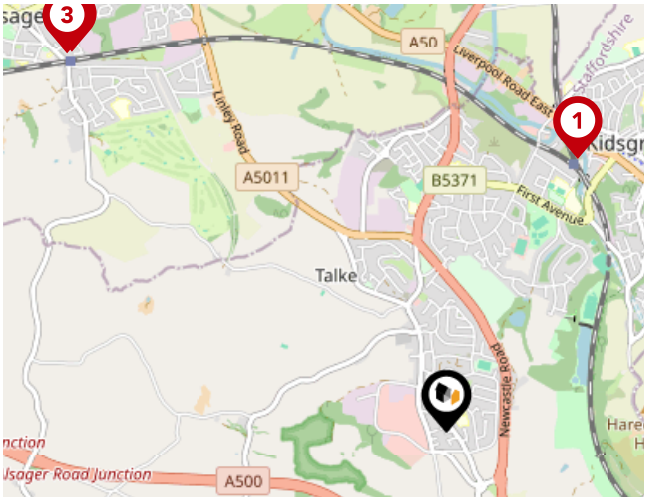
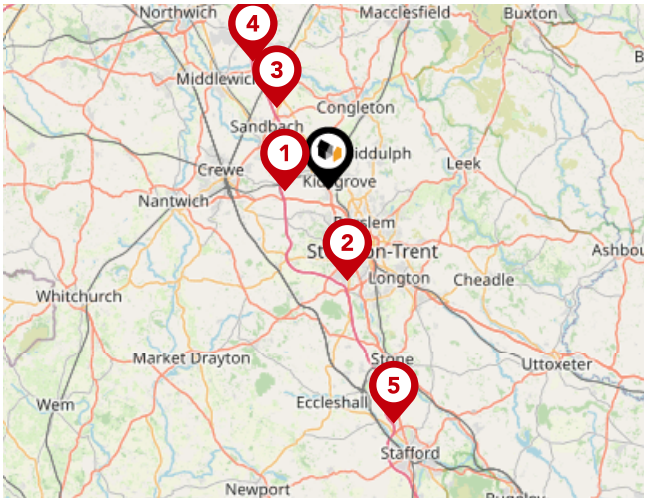


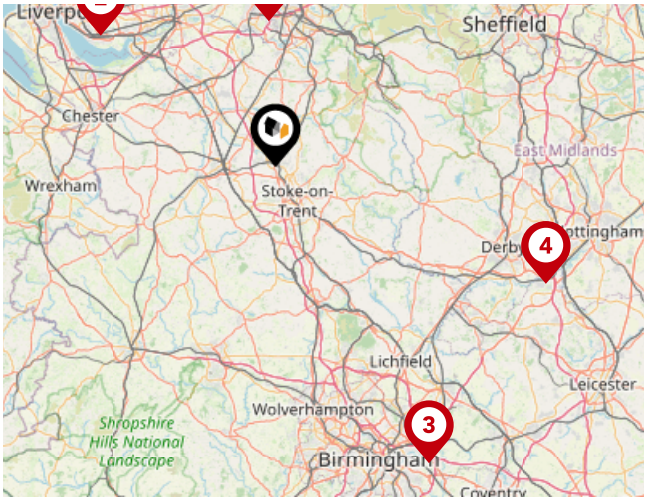
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.35 miles
2	Alsager Rail Station	2.38 miles
3	Alsager Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	3.1 miles
2	M6 J15	6.56 miles
3	M6 J17	6.88 miles
4	M6 J18	10.59 miles
5	M6 J14	17.36 miles

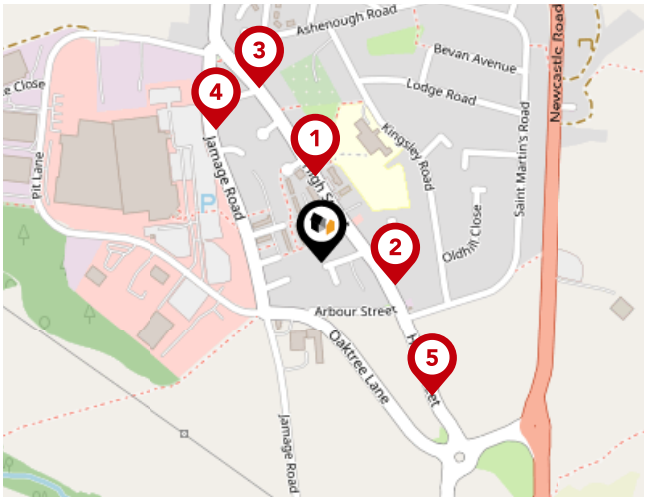


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.71 miles
2	Speke	30.94 miles
3	Birmingham Airport	47.95 miles
4	East Mids Airport	42.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clinic	0.1 miles
2	Arbour Street	0.08 miles
3	Monument Road	0.21 miles
4	Taylors Place	0.19 miles
5	Oaktree Lane	0.19 miles

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Data Quality

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Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

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